

**OFFICE USE ONLY:**Application No. 25/22 Receipt No. 69047

Date of Pre-consultation Meeting: \_\_\_\_\_

Date Complete Application Received: June 28/22 Date Notice Given: \_\_\_\_\_Fee Enclosed (amount): \$ 345 (LRCA) \$ 2000 (Shuniah)  
CH#121 CH#120**PART 1 GENERAL PROPERTY DESCRIPTION****1. Registered Owner(s):**Owner's Name (indicate home owner along with property owner if different, such is the case with Associations): Bev Davis Kathu Wainwright Dan Pogue

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Prov.: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Cell: \_\_\_\_\_ Email Address: \_\_\_\_\_

**2. Applicant/Agent information: (If different from Registered Owner, An Owner's authorization is required, Schedule A)**Applicant's Name: Dan Pogue

Solicitor/Authorized Agent/Firm: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ Prov.: \_\_\_\_\_ Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Cell: \_\_\_\_\_ Email Address: \_\_\_\_\_

Send Correspondence To? Owner [ ] Applicant [ ] Agent/Solicitor [ ]

**3. Location of subject land:**Property Address: 1965 Crystal Beach AveProperty Roll Number - 58-28-010-0042-54000000 (obtained from tax bill or assessment notice)

Association Name: \_\_\_\_\_

Concession No.	Section No.
Registered Plan No.	Lot(s) No. <u>20</u>
Mining Location <u>A</u>	Reference Plan No. Pts.
Geographic Township:	[ ] MacGregor [ ] McTavish

**4. Lot dimensions (in metric units):**

Frontage: <u>50 ft</u>	Depth: <u>300 ft</u>	Area: <u>15,000</u>
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**5. Encumbrances:**

5.1 Please indicate the nature of any restrictive covenants or easements affecting the subject lands and describe each easement or covenant and its effect.

N/A

5.2 If known, the name of person(s) to whom the land or interest in land is to be conveyed, leased or mortgaged.

N/A

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5.3 How long have the subject lands been in the owner's possessions? 80 + yrs

6. Existing use of property:

Zoning: 5 Shoreline Residential Official Plan Designation: Residential High Density

6.1 How long has this existing use continued? 80 +

6.2 Is the property located in a high-density area? If so, what is the Green Star status (none, partial or full)?  
Yes class 4 septic

7. Description of all existing use buildings or structures:

(e.g., Recreational, permanent dwelling, commercial shop)

Camp / Boat House / 2 sheds

or Vacant Land

8. List of all existing buildings and structures (provide all measurements in METRIC units):

Type of buildings or structures	All yard setbacks (m)				Building dimensions	Ground floor area	Height	When built
	Front	Rear	Side	Side				
1. Camp	22.6	52.54	2.04	2.7				
2. Back shed	7.2	12.7	7.0	2.47				
3. Middle shed		23.0	1.72	10.0				
4. Boat House	3.4		3.05	10.00				
5.								

9. Describe the drainage of the site and any on-site or nearby water sources (e.g., creeks, ponds, ditches):

Creek Between Lot 20-21  
sump Pump Dumping on Beach Lot 20-19-18

10. Former Use of Property Table (check as applicable):

Does the Owner own Adjoining Property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Is there any reason to believe that the subject property or adjacent property may be environmentally contaminated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has an industrial or commercial use, or an orchard, been on or adjacent to the property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has lot grading been changed by adding or removing earth or other material?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has a gas station been located on the subject property or adjacent land at any time?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has there been petroleum or other fuel stored on the subject property or adjacent land?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Has the Ministry of the Environment, Conservation and Parks, or any other agency formally or informally advised the owners that the property is or may be contaminated?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown

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10.1 What information did you use to determine the answers to the above questions on former uses?

80+ yrs owned Property

10.2 If you answered YES to any of Section 10 Former Use of Property Table, a previous use inventory showing all former uses of the subject property, or if appropriate, the land adjacent to the subject property is needed. Is the previous use inventory attached? [ ] Yes [ ] No
If the inventory is not attached, please explain.

10.3 If you answered Yes to any of the questions related to Section 10, Former Use of Property Table, was an Environmental Site Assessment (ESA) conducted under the Environmental Assessment Act or has a Record of Site Condition (RSC) been file? [ ] Yes [ ] No [ ] Unknown
If no, why not? Explain on a separate page, if necessary.

11. Uses adjacent to the subject property:

North Residential
South water
East Residential
West Residential

PART 2 ZONING BY-LAW AMENDMENT

12. Indigenous land claims:

12.1 Does the proposed zoning by-law Amendment apply to lands subject to any indigenous land claims or provincial/indigenous co-management agreement? [ ] Yes [X] No
If known, provide any information you may have below or as an attachment to the application.

12.2 Have you consulted with Indigenous Peoples on this request for a zoning by-law Amendment? [ ] Yes [X] No

If yes, provide any information you have on the consultation process and the outcome of the consultation. Attach a separate page, if necessary

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## 13. Consultation Strategy:

Please describe in detail your proposed strategy for consulting with the public with respect to this requested amendment. Please explain below or attach on a separate page.

municipal staff  
discussed with McBoon 10+ yrs ago  
no issue.

## 14. What is the proposed zoning by-law amendment?

4.16.2(B) no building shall be in  
front of the main camp.

## 15. Describe the purpose of the proposed amendment:

Explain on a separate page, if necessary

convertly Boat House / storage  
making it into Sauna Storage

16. Do the existing parts of the Zoning By-Law that would be affected by the requested Zoning By-Law Amendment conform with the Municipality of Shuniah Official Plan? [] Yes [] No

If yes, explain how.

meets with official plan

## 17. Does the proposed Zoning By-Law amendment conform with the Municipality of Shuniah Official Plan? If yes, explain how. (Read and cut and paste all relevant policies sections. Use a separate page as needed).

meets with official plan

## 18. Describe how the proposal will fit in with the existing land uses in the area.

other people in all of shuniah have  
or are doing same thing

## 19. Describe in detail how the proposed amendment conforms with the intent of the Zoning By-Law.

Sauna being requested thru site  
Pacific Zoning

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20. Other planning applications

20.1 Has the subject land ever been or is it currently the subject of any other planning application, including applications before the Ontario Land Tribunal (OLT), for approval of either:

- Zoning By-law Amendment       Consent       Minor Variance     Site Plan Approval  
 Official Plan Amendment       Plan of subdivision or condominium     Minister’s zoning order

If yes, and if known, specify: the file number; the approval Authority; the land it affects; its purpose; its status, and its effect on the proposed amendment:

N/A

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21. If the subject property is within an area where zoning with conditions may apply, how the application conforms to the official plan policies relating to zoning with conditions:

convert to Sauna

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22. Description of proposed buildings or structures  
 (e.g., Recreational, permanent dwelling, commercial shop)

converting from what was Rotten and making Height changes for Sauna use

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23. List of proposed buildings or structures on the property

Type of buildings or structures	All yard setbacks (m)				Building dimensions	Ground floor area	Height	When built
	Front	Rear	Side	Side				
1. Camp		same						
2. Shed		same						
3. Shed		same						
4. Boat House		sauna						
5.								

24. Describe the general topography and any special characteristics that may affect development (ravines, rocks, marshlands)

clay

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<b>PART 3</b>	<b>SERVICING</b>
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25. Description of Street/Road:

<input type="checkbox"/> Opened	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Gravelled	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private
With of Street or Road				
Is the road maintained by the Municipality?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Has the road been dedicated/transferred to the Municipality?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	
Is the Road privately owned and/or privately maintained?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown	

26. Road access and/or frontage:

Name of Road: Crystal Beach Ave

Type of Road (i.e. Provincial Highway, Regional Road, Local  Public Road  Private Road, Other)

If Other, specify details, including water and right of ways, if access to the subject land will be y water only, the parking and docking facilities used of to be used, and the approximate distance of these facilities from the subject land and the nearest public road.

27. Describe what type of sewage disposal system is or will be provided to the subject land; and if it meets Provincial standards:

Dry Sauna

If the proposed amendment would permit development on a privately owned and operated individual or communal septic system and more than 4,500 litres of effluent would be procure per day and/or results in the development of more than 5 lots/units, a *servicing options report* and a *hydrogeological report* is required.

28. Describe how water will be provided to the subject property:

well

If the proposed amendment would provide water through a privately owned and operated individual or communal well, the development of more than 5 lots/units may need a hydrological report. If lake or other water body water is proposed to be used, a permit To Take Water may be required (taking more than 50,000 litres of water per day requires a permit from the Ministry of Environment and Climate Change).

29. Describe how storm drainage will be managed (i.e. ditches, swales, others):

Ditch/creek

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PART 4	PROVINCIAL POLICY
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## 30. Provincial Policy Statement (PPS):

30.1 Is the proposed amendment consistent with the PPS under subsection 3(1) of the *Planning Act*?  
 Yes  No

30.2 Explain how the requested amendment is consistent or not consistent with the PPS. Attach a separate page, if necessary. Submit a copy of a planning report, if applicable. (Read and cut and paste the relevant sections).

*Residential Use*

31. Is the subject land within an area of land designated under any provincial plan or plans?  Yes  No  
 If yes, does the proposed amendment conform to or does not conflict with the provincial plan or plans:

**CURRENTLY, THIS DOES NOT APPLY.**

## 32. Significant Features:

32.1 Has a site assessment been carried out by a qualified person to determine if natural heritage features exist on or within 120 metres of the subject property?  Yes  No

32.2 Have any studies been completed to assess the impacts of the proposed development on any existing natural heritage features and adjacent lands?  Yes  No

32.3 Are any of the following uses or features on the subject lands of the proposed amendment or within 500 metres of the subject property of the proposed amendment, unless otherwise specified.

## Significant Features checklist (Please check all appropriate boxes, if any apply.)

Use or Feature	On the Subject Property	Within 500m of Subject Land (indicate approx. distance)	Potential information needed
Class 1 Industry* <input checked="" type="checkbox"/>			If sensitive land uses proposed within 70m from the boundary lines, a noise/odour/particulate study may be needed
Class 2 industry** <input checked="" type="checkbox"/>			If sensitive land uses proposed within 300m from the boundary lines, a noise/odour/particulate study may be needed
Class 3 industry*** <input checked="" type="checkbox"/>			If sensitive land uses proposed within 1000m from the boundary lines, a noise/odour/particulate study may be needed
A landfill site (closed or active) <input checked="" type="checkbox"/>			If sensitive land use is proposed, and if within 500 m of the perimeter of the fill area, address possible leachate and groundwater impacts, noise, methane gas control, odour, vermin and other impacts may be needed.
A sewage treatment plant or waste stabilization pond			Assess the need for feasibility study for residential and other sensitive land uses.

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Provincial Highway			Consult Ministry of Transportation if access to provincial highway is proposed. If located in proximity to provincial highway, a traffic impact and a stormwater management report may be needed.
An active railway line and major highways			Evaluate impacts of noise within 100m
Electricity generating station, hydro transformer, railway yard, etc.			If sensitive land use is proposed, and if within 1000m, a noise study may be needed to determine possible noise impacts and appropriate mitigation measures.
High voltage electric transmission line			Consult the appropriate electric power service.
Transportation, infrastructure and utility corridors			Will there be a negative impact on a planned corridor?
Cultural heritage and archaeology			Adverse impact on significant built heritage resources and significant cultural heritage to be mitigated. Development is only allowed on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved.
An agricultural operation, including livestock facility or stockyard			Development to comply with Minimum Distance Separation Formulae (MDS)
An active mine site or an aggregate site operation site within 1000m of the subject land			Will development hinder or be incompatible with continued operation or extraction?
Mineral aggregate resources areas			Will development hinder access to the resource or the establishment of new resources operations?
A non-operating mine site within 1000m of the subject property			Demonstrate that the mine has been rehabilitated OR all potential impacts have been investigated and mitigated.
A rehabilitated mine site, abandoned mine site or mine hazard			If proposal is on, adjacent to, or within 1000m, consult with the Ministry of Northern Development, Natural Resources & Forestry
A significant coastal wetland A significant habitat of endangered species and threatened species A provincially significant wetland within 120 metres of the subject property species			Development and site alteration are not permitted in the features. Are any significant coastal wetlands or unevaluated wetlands present on the subject property or within 120 m? Are any known significant habitats present on the subject property or within 50 m? Has there been preliminary site assessment to identify whether potentially significant habitats are present?
A significant wildlife habitat A significant Areas of Natural and Scientific Interest (ANSI)			Development not permitted, unless demonstrate no negative impacts. Indicate if there are any significant wildlife habitat, and Areas of Natural and Scientific Interest (ANSIs) on the subject lands or within 50 m.
Fish habitat			Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements. Is any fish habitat on the subject property or within 30 m? Is any lake trout lake on the subject lands or within 300 m? If yes to any of the above, an environmental impact study may be required.
Adjacent lands to natural heritage features and areas			Not permitted unless demonstrated that ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts.
Floodplain			Identify if located in floodplain and address accordingly, as per policies and Lakehead Region Conservation Authority.
A contaminated site			Assess an inventory or previous uses in areas of possible soil contaminations.
Hazardous sites****			Demonstrate that hazards can be address.
Erosion hazards			Determine feasibility within the 1:100 year erosion limits of river valleys and streams.
Sensitive surface water features and sensitive groundwater features			Restricted in or near sensitive surface water features and sensitive groundwater features. Demonstrate suitable mitigation measures and/or alternative development approaches to protect, improve or restore sensitive surface water features, sensitive groundwater features and their hydrologic functions.
A municipal or federal airport			Evaluate impacts of noise.
Crown land (identified by the Ministry of Natural Resources & Forestry as being of special interests, such as a lake access point)			Consult Municipality for assistance in dealing with planning issues relating to proposals requiring the acquisition or use of Crown lands. Contact the Ministry of Natural Resources and Forestry (MNRF) District Office regarding the actual acquisition or use of Crown land.

\*Class 1 industry: Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only.

\*\*Class 2 industry: Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.

\*\*\*Class 3 industry: Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.

\*\*\*\*Hazardous sites: property or lands that could be unsafe for development or alteration due to naturally occurring hazard. These hazards may include unstable soils or unstable bedrock.



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## 33. Archaeological features:

33.1 Does the subject property contain any know archaeological resources or area of archaeological potential?

If yes, is the proposal consistent with the official plan Cultural Heritage Resources and Archaeology Policies?

Yes  No If yes, please explain. Attach a separate page, if necessary. Submit a copy of the technical report(s), if applicable.

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34. Is there any other information that you think may be useful to the Municipality in reviewing this request for amendment? If so, explain below or attach a separate page with this information. If applicable, include the original or certified copy of the supporting information and material.

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## 35. SITE PLAN REQUIREMENTS

- North arrow, scale and legend;
- Boundaries of the subject property to the application including lot area and dimensions;
- Locations and dimensions of all existing buildings (*show locations of buildings/structures on adjoining properties*);
- The setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area (*show locations of buildings/structures on adjoining properties*);
- Location of well and neighbouring wells (indicate if the wells are dug or drilled, and indicate distance form property lines);
- location of subsurface sewage disposal system, including septic tank, weeping beds and any other components (*show neighbouring properties systems if known*);
- Location of all natural and artificial features (e.g., easements, railways, pipelines, high voltage transmission lines, highways, watercourses, drainage ditches, banks, slopes (contour lines), wetlands, wooded areas, wells, and septic fields) that are located on the subject land and on land that is adjacent to it and in the applicant's opinion, may affect the application See also Official Plan Schedule B1 Constraints Map. (NOTE: the LRCA Regulates 30m around all wetlands);
- The nature of the existing use of the adjacent properties (*e.g., residential, agriculture, automotive*);
- The proposed development, including the area and dimensions the size and location of buildings, parking areas (*including the dimensions of all parking spaces and aisles*), landscaping, amenity areas, etc.;
- The location, width and name of any roads within or abutting the subject property, indicating whether it is an unopened road allowances, a public travelled road, a private road or right of way;
- If access to the subject land will be by water only, the location of the parking and docking facilities to be used;
- The location and nature of any easement affecting the subject property; and,
- Any additional supporting information the applicant may wish to submit.

PLEASE ENSURE ALL PERTINENT INFORMATION IS CONTAINED ON A SINGLE SKETCH ONLY. THE MAXIMUM SIZE FOR THE ACCOMPANYING SKETCH SHALL BE 11" X 17". It is up to the applicant to ensure that the information provided is accurate.

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**AFFIDAVIT OR SWORN DECLARATION**

I/We, Dan Pogue of the City/District/Regional Municipality of Thunder Bay in the City/District/Regional Municipality of Thunder Bay solemnly declare that all the statements contained in this application are true, and I/We make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

SWORN/AFFIRMED /DECLARED before me at the City of Thunder Bay In the Province )  
 Of Ontario this 28<sup>th</sup>, day of June 2022)

A Commissioner for taking Affidavits. K Bellamy  
 signature

[Signature]  
 SIGNATURE

**KERRY BELLAMY, Clerk  
 MUNICIPALITY OF SHUNIAH  
 "Commissioner for taking Affidavits"**  
 stamp

**CONSENT OF THE OWNER:**

**AUTHORIZATION OF OWNER TO THE USE  
 AND DISCLOSURE OF PERSONAL INFORMATION**

Complete the consent of the owner concerning personal information set out below.

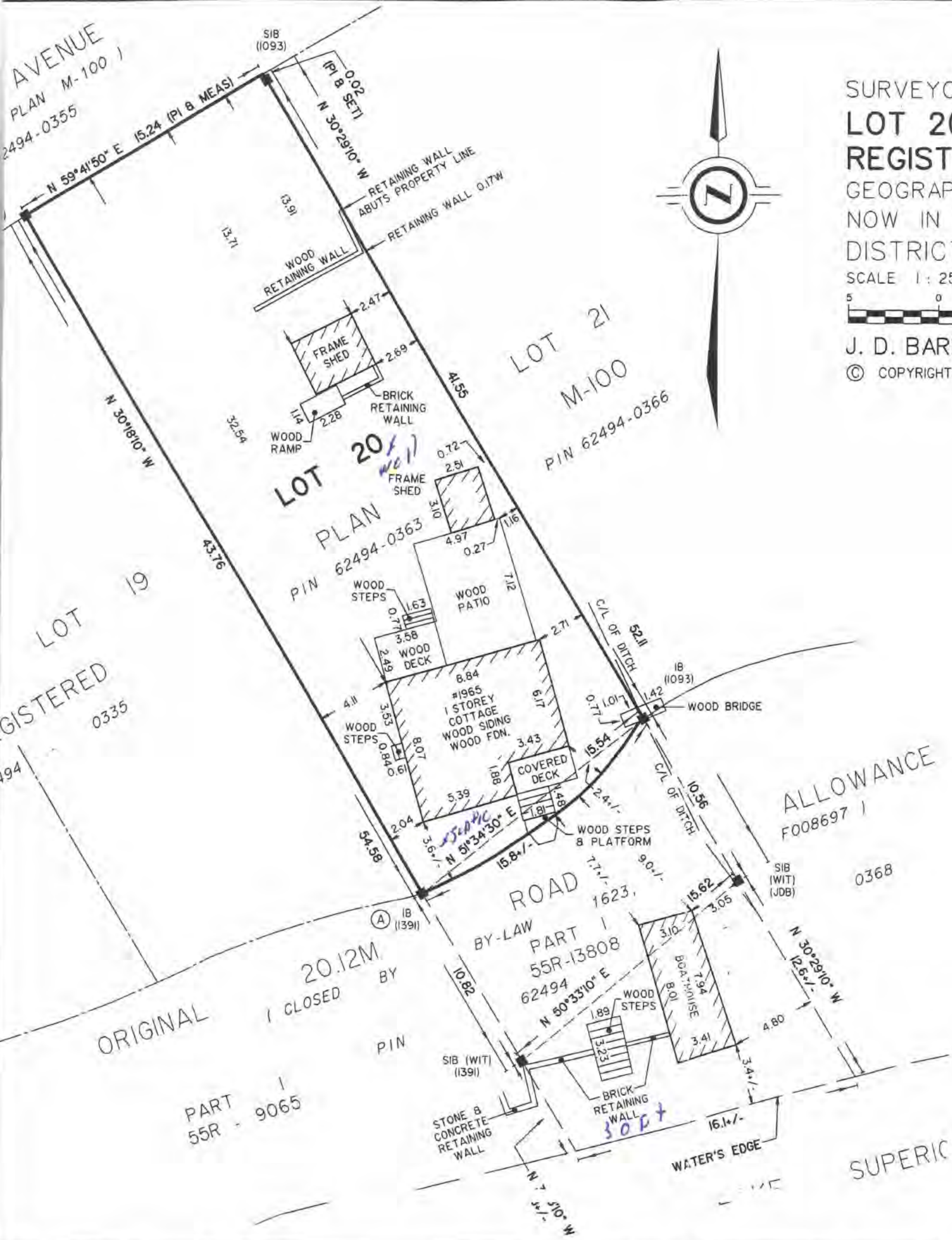
I, Dan Pogue, am the owner of the land that is subject of this application for a consent and for the purposes of the Freedom of Information and Protection of Privacy Act I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

June, 28, 2022 [Signature]  
 Date Signature of Owner

**Note:** The information in this application and all other information, studies, reports and comments received relative to the processing of this application is collected for the purpose of creating a record that is available to the general public.

AVENUE  
PLAN M-100  
2494-0355

SURVEYOR  
LOT 20  
REGISTERED  
GEOGRAPHICAL  
NOW IN  
DISTRICT  
SCALE 1:2500  
J. D. BARNES  
© COPYRIGHT



ALL DISTANCES ARE IN METRES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998229.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR, 25mm sq.
IB	DENOTES IRON BAR, 16mm sq.
SSIB	DENOTES SHORT STANDARD IRON BAR, 25mm sq.
P1	DENOTES PLAN 55R-13808
1391	DENOTES B. MASKELL LTD.
1093	DENOTES E.T. McLENNAN, O.L.S.
JDB	DENOTES J.D. BARNES LIMITED
WIT	DENOTES WITNESS

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS REGULATIONS AND THE REGULATIONS MADE UNDER THE SURVEYS ACT.  
2. THE SURVEY WAS COMPLETED ON AUGUST 1, 2014.  
SEPTEMBER 17, 2014  
DATE  
*Rafal Kaczmarski*  
RAFAL KACZMAR  
ONTARIO LAND SURVEYOR  
SURVEYOR'S REPORT ATTACHED: YES